San Joaquin Valley Growth Response Study, Phase III
Advisory and Stakeholder Committee Workshop #3




Thursday, February 26, 2004
1:30 PM – 4:00 PM
Caltrans District 6 - Manchester Center

MEETING NOTES

A list of attendees and handouts provided at the workshop and referenced in this document are provided following the meeting notes.

1:40 Opening Remarks/Purpose of Workshop #3
Meeting called to order by Georgiena Vivian. The purpose of Workshop #3 was explained to attendees, emphasizing that the input provided at this workshop would guide the development of the alternative(s) that will be studied in greater detail over the next month or two.

1:45 Introductions
Ms. Vivian asked for members to indicate by a show of hands whether they represented a local government agency, regional agency, community interest group or business group. Ms. Vivian thanked everyone for attending.

1:50 Project Status/Work Activity:

- ***Synopsis of Workshop #2***
  Ms. Vivian provided attendees with a brief synopsis of the project status and the purpose of the last workshop held in September 2002. She proceeded to introduce Mr. Phil Erickson from Community Design + Architecture, the land use consultant for the project team. Mr. Erickson began reviewing a slide presentation.

- ***Collection of Available Data and Resources***
  Mr. Erickson described the effort to develop the GIS database that serves as the template for the base case and the alternative scenarios. He stressed the importance of the database and the time taken to review the data with individual jurisdictions and the Counties of Madera and Fresno.

- ***Socioeconomic File, GIS and Land Use Requirements for use with WhatIf? and INDEX***
  Mr. Erickson reviewed the requirements needed to run each model.

- ***Methodology and Assumptions for Base Case Model Development***
  Mr. Erickson described the process associated with developing the base case including discussions with City, County, Fresno COG and MCTC staff related to socioeconomic and General Plan land use assumptions.

- ***Review of Base Case WhatIf? and INDEX Model Output***
  Mr. Erickson reviewed the maps handed out to attendees depicting the existing, General Plan and 2034 land uses. He reminded attendees that the land use was allocated on a regional scale and that every parcel may not be properly depicted, however on a regional level the maps are reflective of the General Plans and socioeconomic files.

- ***Update of TP+ Activities***
  Mr. Erickson indicated that Fehr and Peers Associates was providing the transportation modeling for the project in conjunction and working with Fresno COG and MCTC.

2:25 Discussion on Alternative Land Use and Transportation Scenarios

Mr. Erickson reviewed the concepts of density increases and provided slides of examples of such developments.

2:40 Polling on Alternatives

Ms. Vivian introduced Mr. Chuck Anders from Strategic Initiatives. Mr. Anders described the process of polling the audience utilizing hand held clicker devices that were provided to attendees as they arrived for the meeting. He indicated that the devices would provide immediate responses to questions developed by the project team and would help shape the alternatives that would be run. Mr. Anders asked questions provided as handouts at the meeting relating to the demographics of the audience and questions relating to their knowledge and beliefs of the markets in relating to density increases, transit options and development in the study area. Mr. Anders displayed the results of each question as the audience was polled. The results were posted in graphical format by overall responses and by each demographic category. *(Polling results will be reported on this website at a later date.)*

3:40 Break

The project team met to discuss the results of the polling and determined that the team would need additional time to determine the alternative(s) that would be run after a review of the available budget and time remaining.

3:50 Final Polling Questions and Wrap up

Mr. Anders asked attendees a few final questions regarding their perception of the modeling process and Workshop #3. Ms. Vivian indicated that the Project Team will review the polling results and determine the alternative land use and transportation scenarios to be modeled given the available budget and time constraints. *(Polling results will be reported on this website at a later date.)*

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LIST OF ATTENDEES

Attendee		Agency	Email
Sharri	Bender-Ehlert	Caltrans District 6	Sharri_Bender_Ehlert@dot.ca.gov
Marc	Birnbaum	Caltrans District 6	Marc_Birnbaum@dot.ca.gov
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Kristine	Cai	Council of Fresno County Governments	kcai@fresnogoc.org
Jim	Carl	Sierra Foothill Conservancy	sfcjim@psnw.com
Robert W.	Cervantes	Caltrans Office of Policy Analysis and Research	Robert_Cervantes@dot.ca.gov
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Christine	Foster	Tulare Co. Asthma Coalition	cfoster@tdhs.org
Marta	Frausto	Caltrans District 6	marta_frausto@dot.ca.gov
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John	Wright	City of Clovis	johnw@ci.clovis.ca.us

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Mike	Bitner	Council of Fresno County Governments	mbitner@fresnocog.org
Monica	Blanco	Office of Supervisor Juan Arambula, Fresno County	mblanco@co.fresno.ca.us
Kristine	Cai	Council of Fresno County Governments	kcai@fresnogoc.org
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Sue	Chan	Community Design + Architecture	sue@community-design.com
Al	Dias	Caltrans District 6	al.dias@dot.ca.gov
John	Downs	Fresno Area Express	John.Downs@ci.fresno.ca.us
Jon	Elam	City of Fresno	jon.elam@ci.fresno.ca.us
Phil	Erickson	Community Design + Architecture	phil@community-design.com
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Margo	Lerwill	County of Fresno	mlerwill@co.fresno.ca.us
Leigh	Levine	Federal Highway Administration	leigh.levine@fhwa.dot.gov
David	Lighthall	Relational Culture Institute	david@relational-culture.com
Dennis	Manning	Downtown Infrastructure Group	john.manning4@comcast.net
Paul-Albert	Marquez	Caltrans District 6	Paul-Albert_Marquez@dot.ca.gov
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John	Wright	City of Clovis	johnw@ci.clovis.ca.us

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Thursday, February 26, 2004
1:30 PM – 4:00 PM
Caltrans District 6 - Manchester Center
Yosemite Room, #145
2015 East Shields Avenue
Fresno, CA 93726

AGENDA

1:30 Opening Remarks/Purpose of Workshop #3

1:35 Introductions

1:40 Project Status/Work Activity:

- Synopsis of Workshop #2
- Collection of Available Data and Resources
- Socioeconomic File Requirements for use with WhatIf? and INDEX
- GIS and Land Use Requirements for use with WhatIf? and INDEX
- Methodology and Assumptions for Base Case Model Development
- Review of Base Case WhatIf? and INDEX Model Output
- Update of TP+ Activities

2:20 Discussion on Alternative Land Use and Transportation Scenarios

2:30 Polling on Alternatives

3:30 Break

3:45 Polling Results and Final Vote

TABLE 1

TIER 1 SMART GROWTH INDICATORS
SAN JOAQUIN VALLEY GROWTH RESPONSE STUDY

26-Feb-04

Finalized during Workshop #2

Indicator #	Indicator Categories/Indicators	Indicators Directly Available From Models	Candidates for Economic & Environ. Justice	Status	Related General Plan Policies			
					City of Clovis	City of Fresno	Fresno County	Madera County
1	***Economics***					*	*	*
a	Travel cost ($/year/capita) to traveler by mode	Partially	X	Requires TP+ run				
b	Infrastructure/Capital Facilities Costs - relative road, water, sewer, storm drain, education facility, and emergency service facilities costs	INDEX & Post-Process		Requires TP+ run to define roadway improvements		*	*	*
c	Average cost of real estate development	Partially		Costs not developed at this point				
2	***Congestion Relief***						*	
a	Vehicle hours of delay (hours/year/capita)	COG Models	X	Requires TP+ run		2Ce, 2Ci, 2Cj	*	
b	Congestion (Lane Miles at LOS E/F) by Facility Type and Sub-Region in tabular format.	COG Models		Requires TP+ run		2Ce, 2Ci, 2Cj	*	
3	***Improved Air Quality***					*	*	*
a	Air pollution (Nox, HC, CO, & CO2) (lbs/year/capita of non-attainment pollutants) emitted from light vehicles	Partially		INDEX, final from COFCG TP+ post-process	3.3	Goal 6, Goal 9		1D3, 2C1, 2C2, 2G1
b	Air pollution (lbs/year/capita of non-attainment pollutants) emitted from heavy vehicles	Partially		Not available from INDEX, final from COFCG TP+ post-process	3.3	Goal 6, Goal 9		1D3, 2C1, 2C2, 2G1
c	NOX and ROG emissions per vehicle mile traveled	Partially		COFCG TP+ post-process	3.3	Goal 9		1C1, 1C4, 1D3, 1E1, 2C2, 2G1
d	NOX and ROG emissions per trip	Partially		COFCG TP+ post-process	3.3	Goal 9		1C1, 1C4, 1D3, 1E1, 2C2, 2G1
e	Non-attainment emissions from transit vehicles/systems	Partially		COFCG TP+ post-process				

TABLE 1

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SAN JOAQUIN VALLEY GROWTH RESPONSE STUDY

26-Feb-04

Finalized during Workshop #2

Indicator #	Indicator Categories/Indicators	Indicators Directly Available From Models	Candidates for Economic & Environ. Justice	Status	Related General Plan Policies			
					City of Clovis	City of Fresno	Fresno County	Madera County
4	***Travel Time & Length (Jobs Housing Balance)***					*	*	*
a	Vehicle miles traveled (miles/year/capita)	INDEX / COG Models	X	Preliminary Home and Non-Home based from INDEX, final from COFCG TP+	3.3	Goal 9		1C1, 1C4, 1D3, 1E1, 2C2, 2G1
b	Vehicle hours traveled (hours/year/capita)	INDEX / COG Models	X	Preliminary Home and Non-Home based from INDEX, final from COFCG TP+		2Ce, 2Ci, 2Cj	*	*
c	Daily and Peak Hour Vehicle Trip Time (Minutes) by Trip Purpose	COG Models, INDEX, 4D		Requires TP+ run	3.3	Goal 9		1C1, 1C4, 1D3, 1E1, 2C2, 2G1
d	Job proximity to services (1/4 mile walking distance, average for study region displayed graphically and in tabular format - how many jobs are within 1/4 mile of services).	INDEX		Requires re-writing INDEX indicator - adjacency to transit will be calculated	3.2	Elm	LU F8 PF 1.2	
5	***Land and Water Consumption***					*	*	*
a	Land area taken up by new growth (total acres and acres per 1000 population)	What if?		Will be measured by What if?	3.2, 4.2	Goal 9, C2e, 2Cj, Elj, Elm *	LU F8 LUF10 LUF20	1D3, 2G1
b	Percentage of growth that is infill	What if? / INDEX		Yet to define geopraphy of what would be considered "infill"	3.2, 4.2	Goal 9, C2e, 2Cj, Elj, Elm *	LU F8 LUF10 LUF20	1D3, 2G1
b2	Development Footprint (total gross acres per 1000 residents) combined measurement of infill and density of population and employment	INDEX		Will be measured by INDEX	2.3, 3.2, 4.2	Goal 5, Goal 9 Goal 9, C2e, 2Cj, Elj, Elm *	LU F3 LU F4 LU F8 LUF10 LUF20	1C2,1D3, 2G1
c	Population density	What if? / INDEX		Will be measured by INDEX	2.3	Goal 5, Goal 9 *	LU F3 LU F4	1C2
c2	Residential Footprint (total residential acres per 1000 residents)	INDEX		Will be measured by INDEX	2.3	Goal 5, Goal 9 *	LU F3 LU F4	1C2
d	Employment density	What if? / INDEX		Will be measured by INDEX	2.3	Goal 5, Goal 9 *	LU F3 LU F4	1C2
e	Acres of agriculture remaining (orchards, crops, and grazing land)	What if?		Will be measured by What if?	3.2, 4.2	Goal 9, C2e, 2Cj, Elj, Elm *	LU F8 LUF10 LUF20	1D3, 2G1

TABLE 1

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SAN JOAQUIN VALLEY GROWTH RESPONSE STUDY

26-Feb-04

Finalized during Workshop #2

Indicator #	Indicator Categories/Indicators	Indicators Directly Available From Models	Candidates for Economic & Environ. Justice	Status	Related General Plan Policies			
					City of Clovis	City of Fresno	Fresno County	Madera County
g	Acres of public parks per capita	INDEX		Current land use data does not provide adequate mapping of parks locations	3.2, 4.2	Goal 9, C2e, 2Cj, Elj, Elm *	LU F8 LUF10 LUF20	1D3, 2G1
h	Use Mix (mix of developed land uses among user defined grid)	INDEX		Will be measured by INDEX				
6	***Travel Mode Shift/Viability of Increased Transit Usage***					*	*	
a	Transit Adjacency to Housing substituted for earlier requested measure (% of residences within 1/4 mile of transit corridor) [Population density in transit oriented area (w/in 1/2 mile of BRT or rail and w/in 1/4 mile of bus corridor)]	INDEX	X	Will be measured by INDEX	5.4, 5.6	A1h *	LU F3	1B2, 1C1, 1C2, 1D3, 1E1, 1F1
b	Transit Adjacency to Employment substituted for earlier requested measure (% of employees within 1/4 mile of transit corridor) [Employment density in transit oriented areas (w/in 1/2 mile of	INDEX	X	Will be measured by INDEX	5.4, 5.6	A1h *	LU F3	1B2, 1C1, 1C2, 1D3, 1E1, 1F1
c	Mode split proxy (change in daily and peak hour vehicle trips by purpose)	INDEX / COG Models	X	INDEX, final from COFCG TP+, possibly including Modes Split model	3.1	Goal 6 *	TR B3	2C1

* *Indicator mentioned during SJVGRS Phase III presentations with Jurisdictions' elected officials*

TABLE 2

TIER 2 SMART GROWTH INDICATORS
SAN JOAQUIN VALLEY GROWTH RESPONSE STUDY
26-Feb-04

Finalized during Workshop #2

Indicator #	Indicator Categories/Indicators	Indicators Directly Available From	Candidates for Economic & Environ.	Related General Plan Policies			
				City of Clovis	City of Fresno	Fresno County	Madera County
1	***Economics***						
d	Auto and transit vehicle costs						
e	Assessment of property taxes paid						
f	Housing density vs housing costs						
g	Private development cost savings						
2	***Congestion Relief***					*	
c	Congestion (Lane Miles at LOS E/F) by Facility Type and Sub-Region in graphic format (locations of LOS E or F freeway, expressway and major arterial segments).	COG Models			2Ce, 2Ci, 2Cj	*	
4	***Travel Time & Length (Jobs Housing Balance)***				*	*	*
e	Jobs/Housing Balance			1.2, 1.3	Goal 9, C2e *	LU F1 LU F2 LU F4 LUF27	1B2, 1F1, 1F2 *
f	*- Commute Travel Map (time to work from subareas of the region)*	INDEX	X		2Ce, 2Ci, 2Cj	*	*
g	*- Jobs Mix Grid (1 or 2 mile grid of the region indicating mix of retail and non-retail jobs)*	INDEX	X	1.2, 1.3	Goal 9	LU F1 LU F2 LU F4 LUF27	1B2
h	Transit miles and hours traveled	COG Models					
l	Housing proximity to school (1/4 mile walking distance)	INDEX	X	3.2	Elm	LU F8 PF 1.2	
j	Housing proximity to neighborhood shopping (1 mile bicycling distance)	INDEX	X	3.2	Elm	LU F8 PF 1.2	
k	TAZ Destination Index (attraction-weighted travel time to all destinations from that TAZ)	COG Models	X	1.1, 6.1, 6.2	B1a	LU F1 LU F4 LU G3	1C4, 1F1 *
5	***Land and Water Consumption***				*	*	*

f	Amount of water consumed. Moved from Tier 1 to Tier 2 as previously expected given lack of existing consumption data	Partial		4.1, 4.2	E22-l, E22-j, E22-k	PF-C.25, PF-C.26*	3C1, 3C2,3C3,3C8*
h	Density Index (Population + Employment per Acre) **- see b2 in Table 1**	What if?		2.3	Goal 5, Goal 9 *	LU F3 LU F4	1C2
l	Acres of open space including: environmental preserves (private, local, county, state, and federally owned) and working landscapes (agriculture and grazing land)	INDEX		3.2, 4.2	Goal 9, C2e, 2Cj, Elj, Elm *	LU F8 LUF10 LUF20	1D3, 2G1
j	Consumption of agricultural land by crop classification to urban development						
6	***Travel Mode Shift/Viability of Increased Transit Usage***				*	*	
d	Vehicle trips (Daily and Peak Hour)	INDEX, 4D	X	3.3	Goal 6, Goal 9		1D3, 2C1, 2C2, 2G1
e	Bicycle usage						

***** *Indicator mentioned during SJVGRS Phase III presentations with Jurisdictions' elected officials*

2003 and 2034 Total Households and Jobs - "Base Case" Scenario *2/26/2004*

San Joaquin Valley Growth Response Study

	Year	HOUSEHOLDS TOTAL	HOUSEHOLDS Percent Growth	JOBS TOTAL	JOBS Percent Growth
COUNTY					
Fresno County	2003	247,800		317,400	
	2034	450,300	82%	742,700	134%
Madera County	2003	27,100		30,700	
	2034	83,800	209%	55,400	80%
TOTAL STUDY AREA	2003	274,900		348,100	
	2034	534,100	94%	798,100	129%
SUB AREAS					
Fresno/Clovis/Madera NT	2003	213,500		266,000	
	2034	409,700	95%	566,600	115%
SE Fresno County	2003	26,600		12,800	
	2034	53,650	100%	32,000	150%
Madera/Chowchilla Cities	2003	21,900		15,150	
	2034	52,050	138%	27,300	80%

GIS Data Sources and Dates

February 26, 2004

San Joaquin Valley Growth Response Study

Data	Production Date [1]	Source	Link/Contact	Notes
FRESNO COUNTY				
Land Use Data				
Existing Land Use				
Fresno County and Incoporated Communities	2002	Fresno County Assessor's Office	Jim Canfield/Tim Leming	Exclusive of City of Fresno, Inclusive of City of Fresno SE Growth Are
City of Fresno	2000	City of Fresno Planning Department	Joe Simone	Exclsuive of City of Fresno SE Growth Area
County Schools	1999	Fresno County Planning Department	Pat Guerrero	
Preservation Lands	2002	Fresno County Assessor's Office	Jim Canfield/Tim Leming	Williamson Act lands
General Plan Land Use				
Fresno County unincorporated areas	1998/1998	CSUS	http://www.csustan.edu/geography/landuse.htm	
Biola	2000	Fresno County Planning Department	Deborah Amshoff/Pat Guerrero	
Del Rey	2000	Fresno County Planning Department	Deborah Amshoff/Pat Guerrero	
Slopes	2000	Fresno County Planning Department	Deborah Amshoff/Pat Guerrero	Digital Elevation Model converted to slope data
Millerton New Town	1999	Land Use Associates	Bruce O'Neal	CAD file
Clovis	2003	City of Clovis Website	http://www.ci.clovis.ca.us/UMAP.asp?ID=379&FolderID=134&CurrentNode=134	
FireBaugh	1992/1992	CSUS	http://www.csustan.edu/geography/landuse.htm	
Fowler	1985/1995	CSUS	http://www.csustan.edu/geography/landuse.htm	
Fresno City	2000	City of Fresno Planning Department	Joe Simone	
Friant	2000	Fresno County Planning Department	Deborah Amshoff/Pat Guerrero	
Kerman	1993/1994	CSUS	http://www.csustan.edu/geography/landuse.htm	
Kingsburg	1992/1994	CSUS	http://www.csustan.edu/geography/landuse.htm	
Mendota	1991/1987	CSUS	http://www.csustan.edu/geography/landuse.htm	
Parlier	1985/1984	CSUS	http://www.csustan.edu/geography/landuse.htm	
Reedley	1995/1995	CSUS	http://www.csustan.edu/geography/landuse.htm	
Sanger	1996/1995	CSUS	http://www.csustan.edu/geography/landuse.htm	
Selma	1997/1997	CSUS	http://www.csustan.edu/geography/landuse.htm	
Circulation Data				
Major Street Road Centerlines	2002	Fresno County Planning Department	Pat Guerrero	
FAX Routes	2003	CALTRANS	David Berggren	
FCRTA Routes	2003	CALTRANS	David Berggren	
Political Boundaries				
TAZ	1998	Fresnco COG	Kathy Chung	Base data updated in 2000
Spheres of Influence	2003	Fresno County Planning Department	Pat Guerrero	
Natural Features				
Lakes	2002	Fresno County Planning Department	Pat Guerrero	
MADERA COUNTY				
Land Use Data				
Existing Land Use				
Madera County and Incorporated Communities	2002	Madera County Assessor's Office	Steve Cummins	
Preservation Lands	2002	Madera County Assessor's Office	Steve Cummins	
General Plan Land Use				
Madera County Unincorporated Areas	2002	Madera County Planning Department	Becky Beavers	
Madera City	n/a	Madera County Planning Department	Becky Beavers	Unofficial data created by Madera Co. Planning Dept. for
Chowchilla	n/a	Madera County Planning Department	Becky Beavers	the cities. No updates since creation. Data acquired from MCTC.
Circulation Data				
Major Street Road Centerlines	2002	Madera County Planning Department	Becky Beavers	
Political Boundaries				
Madera County Boundary	2002	Madera County Planning Department	Becky Beavers	
TAZ	2000	MCTC	Derek Winning	
REGION-WIDE AND STATE DATA				
Soils	2001	CASIL	http://gis.ca.gov/	Soil classifications (e.g., prime agricultural land, grazing land, urbanize
Hydrography	1998	CASIL	http://gis.ca.gov/	Lakes, rivers (exclusing San Joaquin River), other water bodies
Railroads and miscellaneous transportation	1997	CASIL	http://gis.ca.gov/	
Slopes	1997	CASIL	http://gis.ca.gov/	Digital Elevation Model converted to percent slope

Notes

[1] CSUS Production Dates indicate General Plan date/General Plan Land Use Map date

WhatIf? Model Land Use Categories

February 26, 2004

San Joaquin Valley Growth Response Study
Stakeholder/Advisory Committee Meeting #3

	What If? Land Use Categories	Density Ranges [1]	Density Mid Point [2]	What If? Intensities (emp/ac) [3]	What If? Intensities (sq ft/emp)
1	Water Bodies (ND)				
2	Roads (R.O.W.) (ND)				
3	Agriculture				
4	Open Space (includes existing vacant)				
5	Park (ND)				
6	Rural Residential	0.11 to 1.50	0.50		
7	Low Density Residential	1.51 to 6.50	4.50		
8	Medium Density Residential	6.51 to 12.00	8.00		
9	High Density Residential	12.01 to 45.00	20.00		
10	Neighborhood Commercial	0.25 to 0.50	0.25	37.69	1,156
11	Community Commercial	0.25 to 1.00	0.25	36.38	1,197
12	Regional/Auto-Oriented Commercial	0.20 to 1.00	0.25	26.17	1,665
13	Industrial	0.20 to 1.50	0.20	10.65	4,090
14	Office	0.25 to 0.40	0.40	48.53	898
15	Schools	N/A	N/A	2.91	14,969
16	Other Public (ND)	N/A	N/A	18.52	2,352

[1] Based on current General Plan policies and zoning ordinances.

[2] "Mid-point" density is not the average density, but rather the "market" mid-point.

[3] Employment densities for Neighborhood Commercial, Community Commercial, Industrial, and Office based on COFCG model densities.
Employment densities for Regional/Auto-Oriented Commercial, Schools, and Other Public based on an aggregation of similar uses and their average densities calculated for vacant land areas within the City of Fresno.

ND Not Developable

San Joaquin Valley Growth Response Study, Phase III
Advisory and Stakeholder Committee Meeting #3
Polling Questions




Background Information

1. What sector are you here representing today?

1. Government
2. Community/Environmental Interest
3. Business

2. What subarea of the Growth Response Study Area do you represent?

1. State or Regional Representative
2. City of Fresno
3. City of Clovis
4. Eastern Fresno County
5. Western Fresno County
6. Madera Foothills
7. Chowchilla or Madera
8. Southeastern Madera County
9. Areas outside of Fresno or Madera Counties

Alternative Land Use and Transportation Scenarios

3. Given what you know about market conditions and community preferences in the Study Area, and assuming related policies are reflected in the General Plans, which of these development patterns do you think is most likely to occur? (pick one)

1. **No changes in overall density.** Includes:
(A) Maintain average densities by density category:
  (1) Low Density Residential at an average of 4.5 dwelling units per acre (du/ac)
  (2) Medium Density Residential at 8 du/ac
  (3) High Density at 20 du/ac
(B) Maintain distribution of future growth between density categories, including:
  (1) 50 percent low density and 50 percent medium/high density residential in Fresno SOI.
  (2) 60 percent low density and 40 split medium/high density in the rest of the Study Area.

2. **Increase in Average Densities in each Density Category.** Includes:
(A) Increase average densities by 20-50%:
  (1) Low Density Residential at an average of 6 du/ac
  (2) Medium Density Residential at 10 du/ac
  (3) High Density at 30 or more du/ac
(B) Maintain current distribution of units between density categories.

3. **Shift Distribution of Units to Mixed-Use or Higher Density Categories.** Includes:
(A) Maintain average densities at the same level.
  (B)Increase proportion of medium and high density development relative to low density.

4. **Shift Distribution to Mixed-Use or Higher Density Categories and Increase Average Densities.** Includes:
(A) Increase average densities with:
  (1) Low Density Residential at an average of 6 du/ac
  (2) Medium Density Residential at 10 du/ac
  (3) High Density at 30 or more du/ac
(B) Increase proportion of medium/ high density development relative to low density.

4. ***Given what you know about market conditions and community preferences in the Study Area, and assuming related policies are reflected in the General Plans, what level of growth do you expect to occur in these land use activity centers?***

    A. Downtown Madera/City of Chowchilla
    B. Madera Community College Area
    C. Southeast Madera County
    D. Woodward Park Activity Center
    E. Bullard Loop Area
    F. West of SR 99 Growth Area
    G. Downtown Clovis/Sierra Vista Mall Area
    H. Clovis' Southeast Village
    I. Manchester Center Area
    J. Tower District/Fresno City College Area
    K. Downtown Fresno Freeway Loop Area
    L. Fancher Creek/SE Fresno Area
    M. Kings Canyon/Chestnut Fair Grounds Area

5. ***Given what you know about market conditions and community preferences in the Study Area, and assuming related policies are reflected in the General Plans, what level of growth do you expect to occur in these activity corridors?***

    A. SR 99 – Merced County Line to Tulare County Line
    B. Cleveland Ave – Rd 23 to Tozier
    C. Ave 12 or Ave 9 – SR 99 to SR 41
    D. Herndon – Palm to Temperance
    E. Shaw – Grantland to Temperance
    F. Whitebridge/SR 180 – SR 99 to Brawley
    G. Ventura/Kings Canyon – SR 99 to Temperance
    H. SR 41/Blackstone – Nees to Downtown Downtown (Fresno General Plan's Mid Rise- High Rise Corridor)
    I. SR 41 – SR 145 to the San Joaquin River
    J. Cedar – Kings Canyon to Nees
    K. Clovis – Jensen to Herndon

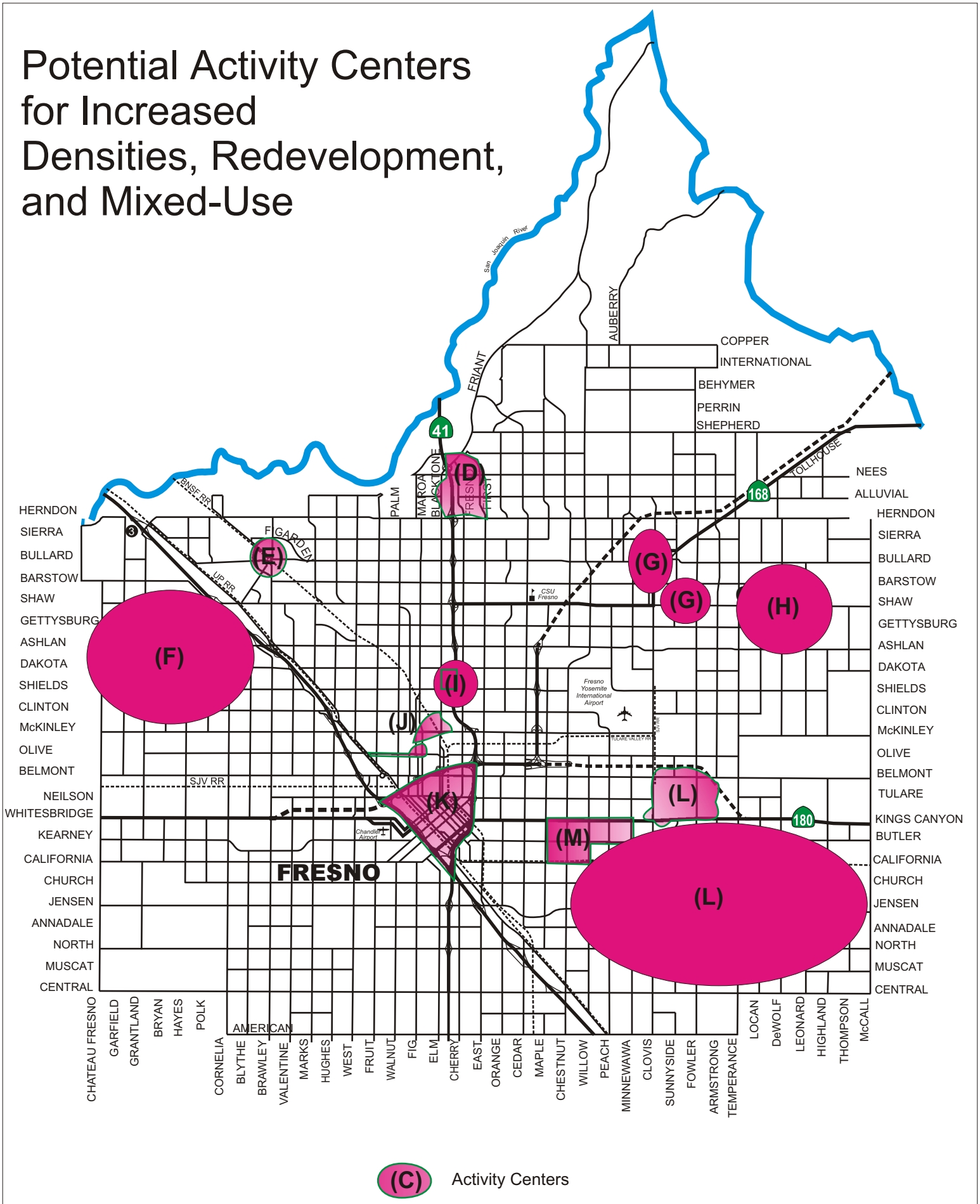
6. What is the likelihood that these transit options will occur given expected feasibility constraints (costs of right-of-way, cost of equipment, funding availability, etc.)?

A. Traditional Fixed Service Transit with enhanced Express Commuter Bus Service
B. Bus Rapid Transit
C. Streetcars/Light Rail
D. Monorail
E. Commuter Rail

7. To what extent do you think the following corridors will accommodate both increased densities, redevelopment, and mixed-use, and enhanced transit options?

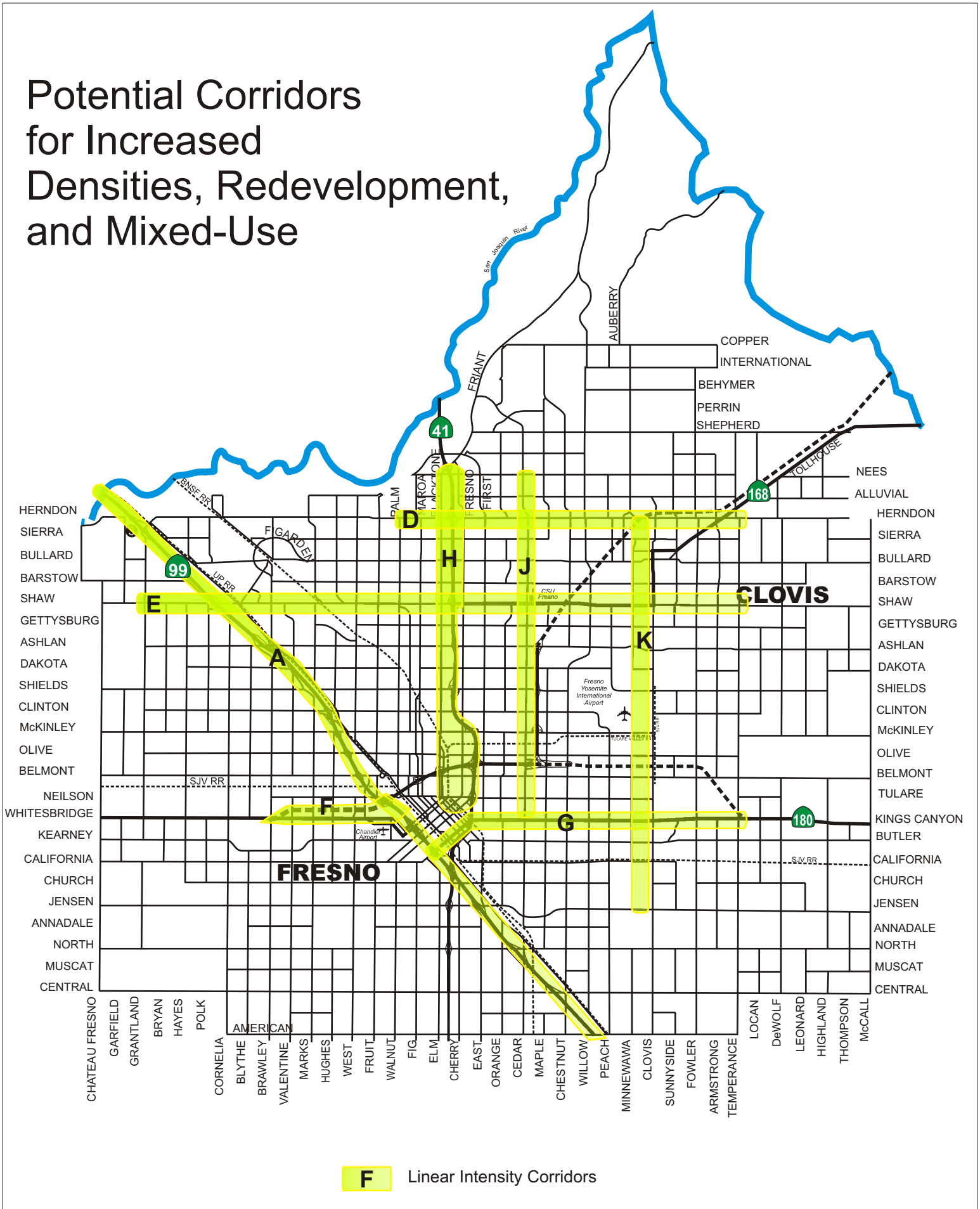
A. SR 99 – Merced County Line to Tulare County Line
B. Cleveland Ave – Rd 23 to Tozier
C. Ave 12 or Ave 9 – SR 99 to SR 41
D. Herndon – Palm to Temperance
E. Shaw – Grantland to Temperance
F. Whitebridge/SR 180 – SR 99 to Brawley
G. Ventura/Kings Canyon – SR 99 to Temperance
H. SR 41/Blackstone – Nees to Downtown
I. SR 41 – SR 145 to the San Joaquin River
J. Cedar – Kings Canyon to Nees
K. Clovis – Jensen to Herndon

Potential Activity Centers for Increased Densities, Redevelopment, and Mixed-Use



(C) Activity Centers

Potential Corridors for Increased Densities, Redevelopment, and Mixed-Use



F Linear Intensity Corridors

Potential Corridors and Activity Centers for Increased Densities, Redevelopment, and Mixed-Use